

## PROPERTY LOCATION

No	Alt No	Direction/Street/City
106	-108	MELROSE ST, ARLINGTON

## OWNERSHIP

Owner 1:	HUTCHINGS JOHN E JR				
Owner 2:					
Owner 3:					
Street 1:	106 MELROSE ST				
Street 2:					
Twn/City:	ARLINGTON				
St/Prov:	MA	Cntry:		Own Occ:	Y
Postal:	02474			Type:	

## PREVIOUS OWNER

Owner 1:			
Owner 2:			
Street 1:			
Twn/City:			
St/Prov:	Crtry:		
Postal:			

## NARRATIVE DESCRIPTION

This parcel contains 5,431 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1925, having primarily Vinyl Exterior and 2513 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 11 Rooms, and 4 Bdrms.

## OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

## PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

**LAND SECTION (First 7 lines only)**

[illegible]

Total AC/HA:	0.12468	Total SF/SM:	5431
--------------	---------	--------------	------

## IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	5431.000	467,400		466,300	933,700
Total Card	0.125	467,400		466,300	933,700
Total Parcel	0.125	467,400		466,300	933,700
Source:	Market Adj Cost	Total Value per SQ unit /Card:		371.58	/Parcel: 371.58

## PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	467,600	0	5,431.	466,300	933,900	933,900	Year End Roll	12/18/2019
2019	104	FV	362,300	0	5,431.	495,500	857,800	857,800	Year End Roll	1/3/2019
2018	104	FV	361,900	0	5,431.	361,400	723,300	723,300	Year End Roll	12/20/2017
2017	104	FV	345,900	0	5,431.	314,800	660,700	660,700	Year End Roll	1/3/2017
2016	104	FV	345,900	0	5,431.	268,100	614,000	614,000	Year End	1/4/2016
2015	104	FV	307,300	0	5,431.	262,300	569,600	569,600	Year End Roll	12/11/2014
2014	104	FV	307,300	0	5,431.	215,700	523,000	523,000	Year End Roll	12/16/2013
2013	104	FV	320,100	0	5,431.	205,200	525,300	525,300		12/13/2012

## SALES INFORMATION

[illegible]

## BUILDING PERMITS

[illegible]

### ACTIVITY INFORMATION

Date	Result	By	Name
8/25/2017	Inspected	PH	Patrick H
8/11/2017	MEAS&NOTICE	HS	Hanne S
5/4/2009	Measured	163	PATRIOT
7/21/2005	Fieldrev-Chg	BR	B Rossignol
9/20/1999	Meas/Inspect	264	PATRIOT
8/27/1993		RV	

**Sign:** VERIFICATION OF VISIT NOT DATA \_/\_/\_/\_

	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
ed 345						466,300	

466,345	Spl Credit	Total:	466,300
---------	------------	--------	---------

